



King County Department of Assessments

Executive Summary Report

Appraisal Date 1/1/99 - 1999 Assessment Roll

Specialty Name: High-Tech

Sales – Improved Analysis Summary:

Number of Sales: 9

Range of Sales Dates: 1/96 – 2/99

Sales – Ratio Study Summary:

	Avg. Improved Value	Sale Price	Ratio	COV
1998 Value	\$ 5,643,000	\$5,723,600	0.986%	4.32%
1999 Value	\$ 5,643,000	\$5,723,600	0.986%	4.32%
Change	\$0		0.0%	0.0%
% Change	0.0%		0.0%	0.0%

*COV is a measure of uniformity, the lower the number the better the uniformity.

Sales used in Analysis: All sales verified as good were included in the analysis.

Total Population - Parcel Summary Data:

	Land	Imps	Total
1998 Value	\$292,861,300	\$832,414,300	\$1,125,275,600
1999 Value	\$298,321,900	\$884,819,000	\$1,183,140,900
Percent Change	+1.86%	+6.30%	+5.14%

Number of Parcels in the Population: 124

Conclusion and Recommendation:

The current assessment level of 98.6% and the uniformity measure (COV @ 4.32%) indicate assessed values adequately represent current market value. Therefore, no change in assessed values is recommended.

Executive Summary Report – Business Parks

Specialty Name: Business Parks

Sales – Improved Analysis Summary:

Number of Sales: 18

Range of Sales Dates: 1/96 – 2/99

Sales – Ratio Study Summary:				
	Avg. Improved Value	Sale Price	Ratio	COV
1998 Value	\$ 4,438,500	\$4,579,400	0.969%	12.80%
1999 Value	\$ 4,440,300	\$4,579,400	0.970%	12.81%
Change	+\$1,800		+0.001%	-0.01%
% Change	+0.04%		+0.10%	-0.08%

*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of –% and –% actually represent an improvement.

Sales used in Analysis: All sales verified as good were included in the analysis.

Total Population - Parcel Summary Data:

	Land	Imps	Total
1998 Value	\$224,873,800	\$433,344,900	\$658,218,700
1999 Value	\$235,401,100	\$435,558,500	\$670,959,600
Percent Change	+4.68%	+0.51%	+1.94%

Number of Parcels in the Population: 205

Conclusion and Recommendation:

The current assessment level of 96.9% and the uniformity measure (COV @ 12.80%) indicate assessed values adequately represent current market value. Therefore, no change in assessed values is recommended.